

MINUTES
REGULAR CITY COUNCIL MEETING
VIA TELECONFERENCE
THURSDAY, APRIL 2, 2020
7:00 P.M.

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Regular Session at 7:00 P.M. by telephone/video conference, in accordance with order of the Office of the Governor issued March 16, 2020 in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19) The following members were present: Mayor Paul A. Horn; Mayor Pro-Tem Glenn Starkey; Councilmembers: Gabe Adame, Joel Castro, Brad Richards, Keith Thompson and Martin Vela.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, City Secretary; Michael Higgins, Chief Financial Officer; Brandon Moody, Interim Public Services Director; Ron Schmitz, EMS Director/ Emergency Management Coordinator; Larry Buehler, Economic Development Director and Robert E. Lee, Police Chief.

Also in attendance: Willie Moore, Moore & Moore Investments and Kevin Atkinson, Texas Pride Disposal.

The public was provided a login link and telephone number to participate in this meeting.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Junru Roland, City Manager, gave the invocation.

Council member Castro led the Pledge of Allegiance to the American Flag, and Council member Thompson led the Pledge to the Texas Flag.

PUBLIC HEARING

First of two (2) required public hearings to receive comment on the limited purpose annexation of 18.2173 acres, more or less, a commercial parcel of land within Municipal Utility District No.24 (Martha’s Vineyard) situated along State Highway 6 in Brazoria County, Texas.

This tract of land was annexed into Municipal Utility District (MUD) No. 24 on February 21, 2019 as part of the Martha’s Vineyard Development for the purposed of providing commercial development to the overall project. The MUD will be delivering water and sewer services to this tract. A Strategic Partnership Agreement (SPA) was entered into on June 20, 2019 between the City of Alvin and MUD No. 24. Section 2.02 of the SPA allows the commercial tract to be annexed into the city in a Limited Purpose Annexation for the collection of its sales and use taxes.

City Council adopted Resolution 20-R-11 on March 5, 2020 calling said public hearings for April 2, 2020 and April 16, 2020. This is the first of two required public hearings.

Mayor Horn opened the public hearing at 7:03 p.m. There were no comments made. Mayor Horn closed the public hearing at 7:04 p.m.

PUBLIC COMMENT

There were no comments from the public.

CONSENT AGENDA

Consider approval of the March 5, 2020 City Council meeting minutes.

Consider authorizing the City Manager to send a letter to the Brazoria County Mosquito Control District for the continuation of aerial spraying services for the 2020 season.

Consider authorizing the Mayor to send a letter to Brazoria County Commissioner Precinct 3, Stacy Adams in support of a Solid Waste Grant for Tire Collection in Brazoria County.

Council member Castro moved to approve the consent agenda as presented. Seconded by Council member Thompson. A roll call vote was taken with all members present voting “Aye”, motion carried.

OTHER BUSINESS

Presentation by Belt Harris Pechacek, LLLP, of the City’s Comprehensive Annual Financial Report (CAFR) as of September 30, 2019; and acknowledge receipt of the 2019 CAFR.

As required by state statute, an independent audit has been completed by the CPA firm of Belt Harris Pechacek, LLLP, for the fiscal year ending September 30, 2019. At the end of an audit, Generally Accepted Auditing Standards mandate that auditors must express an opinion on the financial records. For FY19, the City received an unmodified opinion from the auditors – which is the highest form of assurance that our financial statements “give a true and fair view” of the City’s financial position.

Pursuant to Section 103.003 of the Texas Local Government Code, the annual financial statements, including the auditor’s opinion must be filed with the City Secretary within 180 days after the last day of the fiscal year (September 30, 2019). The CAFR, which includes the auditor’s opinion, will be presented to the Mayor and City Council, and to the City Secretary for filing.

Mike Brotherton from Belt Harris Pechacek, LLLP gave a presentation of the 2019 Comprehensive Annual Financial Report.

Council member Starkey moved to acknowledge receipt of the Fiscal Year 2019 Comprehensive Annual Financial Report. Seconded by Council member Adame. A roll call vote was taken with all members present voting “Aye”, motion carried.

Consider a Chapter 380 Agreement with Moore & Moore Investments, LLC, for the redevelopment of property and facilities at 120 West Crouch Street to include additional commercial buildings as outlined in the Agreement, expanding the tax base, and improving the existing site; and authorize the City Manager to sign the Agreement.

Moore & Moore Investments, LLC, purchased a 16.75-acre tract of land within the City, located at 120 West Crouch Street. The property has been used as an industrial site for many years and is located in a predominantly industrial area abutting the BNSF railroad tracks. The Company has already invested over \$80,000 in clean-up work on the property that includes removal of 800 wooden pallets, 400 poly barrels, 112 large truck tires, and over 50,000 pounds of scrap metal. They also demolished and removed several old buildings, including two houses used for the business, one mobile home, and one office building. The Company invested \$75,000 to refurbish an existing 4,000 square foot building using local contractors. This building has three-phase power and is suited for manufacturing and warehouse operations. The Company is planning to invest over \$2 million in new construction over the next several years and will be under an annual reporting matrix tracked by the Economic Development Department for compliance. For these investments, they are requesting facilities to be constructed within the 500-foot range of a residential property line and the construction of chain link fencing on the property. All other portions of the city ordinances will be followed by the developer/owner. A pre-development meeting was held on February 6, 2020. Staff is in support of the project and agreement to continue the established use that will include all these new improvements. If approved, the 380 Agreement will start a ten-year obligation timeframe upon all signatures being completed. Staff recommends approval of this Chapter 380 Agreement.

Mr. Willie Moore gave a presentation on the redevelopment project at 120 West Crouch Street.

Council member Castro moved to approve a Chapter 380 Agreement with Moore & Moore Investments, LLC, for the redevelopment of property and facilities at 120 West Crouch Street, to include additional commercial buildings as outlined in the Agreement, expanding the tax base, and improving the existing site; and authorize the City Manager to sign the Agreement. Seconded by

Council member Richards. A roll call vote was taken with all members present voting “Aye”, motion carried.

Consider authorizing a contract with Texas Pride Disposal for the City of Alvin’s Exclusive Solid Waste and Recycling Services for a seven (7) year initial term, and two (2) additional three (3) year renewal options using once a week service and 95 gallon containers.

The City of Alvin’s current Solid Waste and Recycling Services contract was entered into on August 18, 2005, with IESI, with a subsequent name change to Progressive Waste Solutions and eventually the latest change to Waste Connections. The contract’s initial term was a ten (10) year term from October 1, 2005, to September 30, 2015 and was extended for an additional five (5) years, with an ending date of September 30, 2020. No further extensions were allowed in the contract beyond September 30, 2020. As a result, the City was required to seek bids for the City’s refuse and collection services.

On November 3, 2019, the City of Alvin issued and advertised RFP-20-02, entitled, “Exclusive Solid Waste and Recycling Disposal Services.” The City received four (4) proposals from the following bidders: Waste Management, Waste Connections, Texas Pride Disposal, and Republic Services. Staff reviewed the RFP’s and interviewed each bidder. On March 5, 2020, the City Council award the bid to Texas Pride Disposal for the City of Alvin’s Exclusive Solid Waste and Recycling Services, for a seven (7) year initial term beginning October 1, 2020, through September 30, 2027, and an option to extend the agreement up to two (2) additional three (3) year terms, and to authorize the City Manager to conduct contract negotiations.

Staff recommends service options as once a week trash pickup using 95 gallon containers for residential sack & curbside recycling (garbage) plus residential heavy trash/brush at a price of \$12.55. Commercial rates are listed in the contract.

Council member Starkey moved to authorize a contract with Texas Pride Disposal for the City of Alvin’s Exclusive Solid Waste and Recycling Services, for a seven (7) year initial term, and two (2) additional three (3) year renewal options, using once a week service and 95 gallon containers. Seconded by Council member Thompson. A roll call vote was taken with all members present voting “Aye”, motion carried.

Consider the authorization to pre-order police fleet vehicles to be funded in the FY21 Annual Budget, for the lease of six (6) new vehicles for total lease payments not to exceed \$151,568 for one year, which includes an additional one-time payment the first year for equipment, and the remaining three (3) years for \$76,568 each year.

Consider the pre-ordering of six (6) police vehicles for a four (4) year lease with Enterprise Fleet Management. The FY21 cost is \$151,568 which includes an additional one-time payment for one half of the equipment. The remainder of the equipment cost will be financed in the monthly lease payments. These vehicles will be funded in the FY21 Annual Budget.

On January 7, 2016, the City utilized TIPS/TAPS (an interlocal purchasing system used by government entities) to execute an agreement with Enterprise Fleet Management for the (phase-in) replacement of the City’s fleet with leased vehicles. There are six (6) patrol vehicles included in the FY2021 budget request. These patrol units will be designated for patrol response to calls for service and proactive patrols throughout the City of Alvin. Of the six (6), four (4) are to replace vehicles which have reached their end of life cycle. The remaining two (2) are new acquisitions to meet the demand of having available units for officers to utilize. By increasing the fleet, it allows for fewer officers being assigned to one specific vehicle and extends the end of life marker from three (3) years to (4) years of service. Due to the amount of time between order and delivery, we are requesting approval to pre-order these vehicles for the next budget year. Based on current lead time (4-5 months) and of the added build-out time for equipment installation (4-6 weeks), Enterprise Fleet Management has advised that no vehicle would arrive until after October 1, 2020.

Staff recommends that the City Council approve and authorize the lease of six (6) new vehicles for an annual lease payment not to exceed \$151,568 for FY21, and authorize the City Manager to sign. Total lease expenditures at the end of the four-year lease agreement will not exceed \$381,271. However, the City may decide to continue the lease of the vehicles at the end of the 4 year term for a minimal price.

Council member Thompson moved to approve the authorization to pre-order police fleet vehicles to be funded in the FY21 Annual Budget, for the lease of six (6) new vehicles for total lease payments not to exceed \$151,568 for one year, which includes an additional one-time payment the first year for

equipment, and the remaining three (3) years for \$76,568 each year. Seconded by Council member Castro. A roll call vote was taken, with all members present voting “Aye”, motion carried.

Consider the City Manager’s recommendation to appoint Brandon Moody as the Director of Public Services.

Article V. Section 3(a) of the City Charter states that the City Manager may appoint department heads not specifically appointed by the City Council with the advice and consent of City Council. Brandon Moody has served the Alvin community for 17 years.

2003 – Hired by the City of Alvin (Utility I Worker).

2004 – Promoted to Utility Worker II (Crew Leader)

2006 – Promoted to Utility Supervisor

2011 – Promoted to the Inflow & Infiltration Project Manager

2013 – Promoted to Utility Superintendent

2019 – Promoted to Interim Director of Public Services

Council member Starkey moved to accept the City Manager’s recommendation to appoint Brandon Moody as the City of Alvin’s Director of Public Services. Seconded by Council member Thompson. A roll call vote was taken, with all members present voting “Aye”, motion carried.

Consider Ordinance 20-J; extending the expiration date as outlined in Ordinance 20-I, limiting the activities within the City of Alvin to those that are essential; establishing rules regarding the mitigation of COVID-19; making findings of fact; providing a severability clause; providing a penalty; and providing an effective date.

This ordinance extends the initial expiration date for the COVID-19 Orders as adopted through Ordinance 20 I, limiting activities within the City. Ordinance 20-I was adopted by City Council on Thursday, March 26, and is set to expire on April 3, 2020, at 11:59 p.m.

Council member Starkey moved to approve Ordinance 20-J, extending the expiration date as outlined in Ordinance 20-I to April 30, 2020, limiting the activities within the City of Alvin to those that are essential; establishing rules regarding the mitigation of COVID-19; making findings of fact; providing a severability clause; providing a penalty; and providing an effective date. Seconded by Council member Thompson. A roll call vote was taken, with all members present voting “Aye”, motion carried.

REPORTS FROM CITY MANAGER

Items of Community Interest and review preliminary list of items for next Council meeting.

Mr. Junru Roland announced items of community interest; and he reviewed the preliminary list for the April 16th City Council meeting.

ITEMS OF COMMUNITY INTEREST

Hear announcements concerning items of community interest from the Mayor, Council members, and City staff, for which no action will be discussed or taken.

Council member Thompson expressed concerns on new developments that are not cleaning the dirt on the existing sidewalks and the drainage inlets. He requests that a policy be in place to stress that this is not allowed when new developments are being considered. He thanked the solid waste committee for the work on the contract.

Council member Vela congratulated Brandon Moody on his appointment as Public Service Director.

Council member Castro thanked staff for their hard work during these difficult times.

Council member Adame thanked those involved with the solid waste contract. He congratulated Brandon Moody for his appointment as Public Services Director. He encouraged small businesses that are struggling to take advantage of the governmental resources that are out there.

Council member Starkey congratulated Brandon Moody. He expressed appreciation for the solid waste committee members for preparing the solid waste contract. He also recognized Ron Schmitz, Emergency Management Coordinator, for leading the Alvin Team and for providing guidance and addressing Council's questions regarding to the COVID-19 pandemic.

Mayor Horn commended Ron Schmitz for his expertise in emergency management and for assisting Brazoria County during this pandemic.

ADJOURNMENT

Mayor Horn adjourned the meeting at 8:00 p.m.

PASSED and APPROVED the 16th day of April 2020.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary